Planning & Zoning Commission



February 16, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda

Tuesday, February 16, 2016 – 6:00 p.m. Wylie Municipal Complex – Council Chambers 300 Country Club Road, Building #100

Dennis Larson David Williams Mike McCrossin Randy Owens Jerry Stiller	Chair Vice Chair Commissioner Commissioner Commissioner Commissioner Commissioner
Jasen HaskinsKevin Molina	Planning DirectorSr. PlannerPlannerPlannerAdministrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from February 2, 2016, Regular Meeting.

REGULAR AGENDA

Regular Agenda

- 1. Consider, and act upon a Site Plan for Freddy's Addition, Lot 1, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.
- 2. Consider and act upon recommendation to City Council for Final Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

Public Hearing Agenda

1. Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03** (**TABLED FROM 2-2-2016 MEETING**)

Carole Ehrlich, City Secretary	Date Notice Removed
	day of February, 2016 at 5:00 p.m. as required by law in the imment Code and that the appropriate news media was a City of Wylie website: www.wylietexas.gov .
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Wylie Planning and Zoning Commission

Minutes Wylie Planning & Zoning Commission Tuesday February 2, 2016 – 6:00 pm Wylie Municipal Complex – Council Chambers 300 Country Club Road, Building 100

CALL TO ORDER

Ms. Renae' Ollie called the meeting to order due to Chair Ron Smith and Vice Chair Dennis Larson were both absent. The Commissioners were asked to vote for Interim Chair.

Commissioner Mike McCrossin made a motion and Commissioner David Williams seconded the motion to appoint Commissioner Randy Owens as Interim Chair. Motion carried 4 -1, with Commissioner Owens abstaining.

Interim Chair Randy Owens called the meeting to order at 6:03 PM. In attendance were: Chair Owens, Commissioner Mike McCrossin, Commissioner Sonia Ahmed, Commissioner David Williams and Commissioner Jerry Stiller. Those absent were Commissioner Ron Smith and Commissioner Dennis Larson.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation and Commissioner Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Owens opened the Citizens Participation. With no one approaching the Commissioners, Chair Owens closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the January 19, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner McCrossin and seconded by Commissioner Stiller to approve the minutes for January 19, 2016, as submitted. Motion carried 5 - 0.

Public Hearing

Public Hearing 1 – Zoning Case 2016-02 – Woodbridge North

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R5.5 and R8.5 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM 544. **ZC 2016-02**.

Staff Presentation

Mr. Haskins stated that the applicant is requesting the item to be tabled until the March 1, 2016 Planning and Zoning Meeting. The applicant is submitting proposal to the Parks Board on February 8, 2016. The Parks Board will consider the dedication and park improvements, including the possibility of constructing a hike and bike trail with the Oncor property that runs east-west through the proposed subdivision.

The property is north adjacent to the old landfill, and south adjacent to Regency Business Park.

Twenty-Three notifications were mailed, and no responses were received in favor or in opposition.

Public Comments

Chair Owens opened the Public Hearing.

No one approached the Commissioners.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioners Ahmed, to table the Zoning Case 2016-02 to the March 1, 2016 Regular Meeting. Motion carried 5-0.

Public Hearing 2 – Zoning Case 2016-03 – All-Storage Facility

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03**.

Staff Presentation

Ms. Ollie stated that the applicant is requesting the item to be tabled until February 16, 2016, in order to modify the plans and elevations that will reflect enhanced landscaping and exterior features.

The applicant is requesting change of zoning for proposed 9,300 square foot commercial retail space and 106,800 gross square foot of self-storage along the frontage of Highway 78 on approximately two and half acres.

Eleven notifications were mailed to surrounding property owners. One response received in favor and one response received in opposition of the request was received.

Public Comments

Chair Owens opened the Public Hearing.

Mr. Bill Swisher, 4422 Scenic Circle, Garland, Texas spoke in opposition of the request. Mr. Swisher encouraged the Commissioners and Staff to refer to Self-Storage Almanac regarding economics and demographics, quarterly occupancy and rental rates, as well as other benchmarking statistics and data. He further stated that within two and two half mile radius of the proposed facility there are eleven self-storage facilities.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioners McCrossin, to table Zoning Case 2016-03 until February 16, 2016 Regular Meeting. Motion carried 5-0.

Public Hearing 3 – Zoning Case 2016-04

Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2014-42 & Concept Plan of the Estates of Creekside to decrease the front yard setback a maximum of five feet for floor plans with an in-side or outside swing garage, provided the garages for the dwellings are in a swing configuration and any garages that does face the street is not less than the minimum front yard setback of 20 feet in Tract A and 25 feet in Tract B. The property is generally located south of Parker Road and approximately 1/2 mile west of Country Club Road. **ZC 2016-04**

Staff Presentation

Mr. Molina stated that the Kingsbridge development is located south of Parker Road and west of Country Club Road. The applicant is requesting a reduction of the front yard setback by five feet for properties that have inside or outside swing garages. The applicants request will only apply to inside or outside swing garages only. Any garages facing the street will comply with planned development standard minimum front yard setback.

The Planned Development Ordinance 2014-42, proposes two different lot layouts; Tract A is 10,000 square foot lot with a minimum of 2,000 square foot and Tract B is 12,000 square foot lot with a minimum of 2,400 square foot dwelling unit. The PD The front yard setback for Tract A is 20 feet and 25 feet for Tract B. The request would lower the setback on Tract A to 15 feet and 20 feet for Tract B. The reduction for the front yard setback with inside or outside swing garage will allow for more rear yard.

Staff has acquired additional information from the fire marshal that has explained that closer setbacks to the street are actually better for the fire departments access. Staff

does not believe that approving these setbacks will negatively affect the character of the neighborhood.

The definition of an inside or outside swing garage is when a house has a garage facing the side.

Nine notifications were mailed. Two responses were returned in favor of the request and no responses were received in opposition.

Board Discussion

Matt Alexander, 8750 N. Central Expressway, Suite 1735, Dallas, Texas gave a presentation to the Commissioners, stating that the request is for garages facing the side, which are inside or outside swing garages. The garages that face the street will meet the requirements within the Planned Development.

In 2014 the square footage for the depth was increased to allow larger homes. The homeowners are now wanting larger rear yards and smaller front yards. The proposal will reduce the front yard setback by five feet for houses that have an inside or outside swing garage. This will allow for 25 foot or 28 foot rear yard which pulls the elevations closer to the street, if the garages are inside or outside swing configuration.

Mr. Alexander further explained that the inside or outside swing garages create an architectural relief from the front façade. The design of the homes without the swing garages look more of a box or a flat front façade.

Public Comments

Chair Owens opened the Public Hearing. With no one approaching the Commissioners, Chair Owens closed the Public Hearing.

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner Williams, to recommend approval for ZC 2016-04, amending Planned Development Ordinance 2014-42, Kingsbridge Addition. Motion carried 5-0.

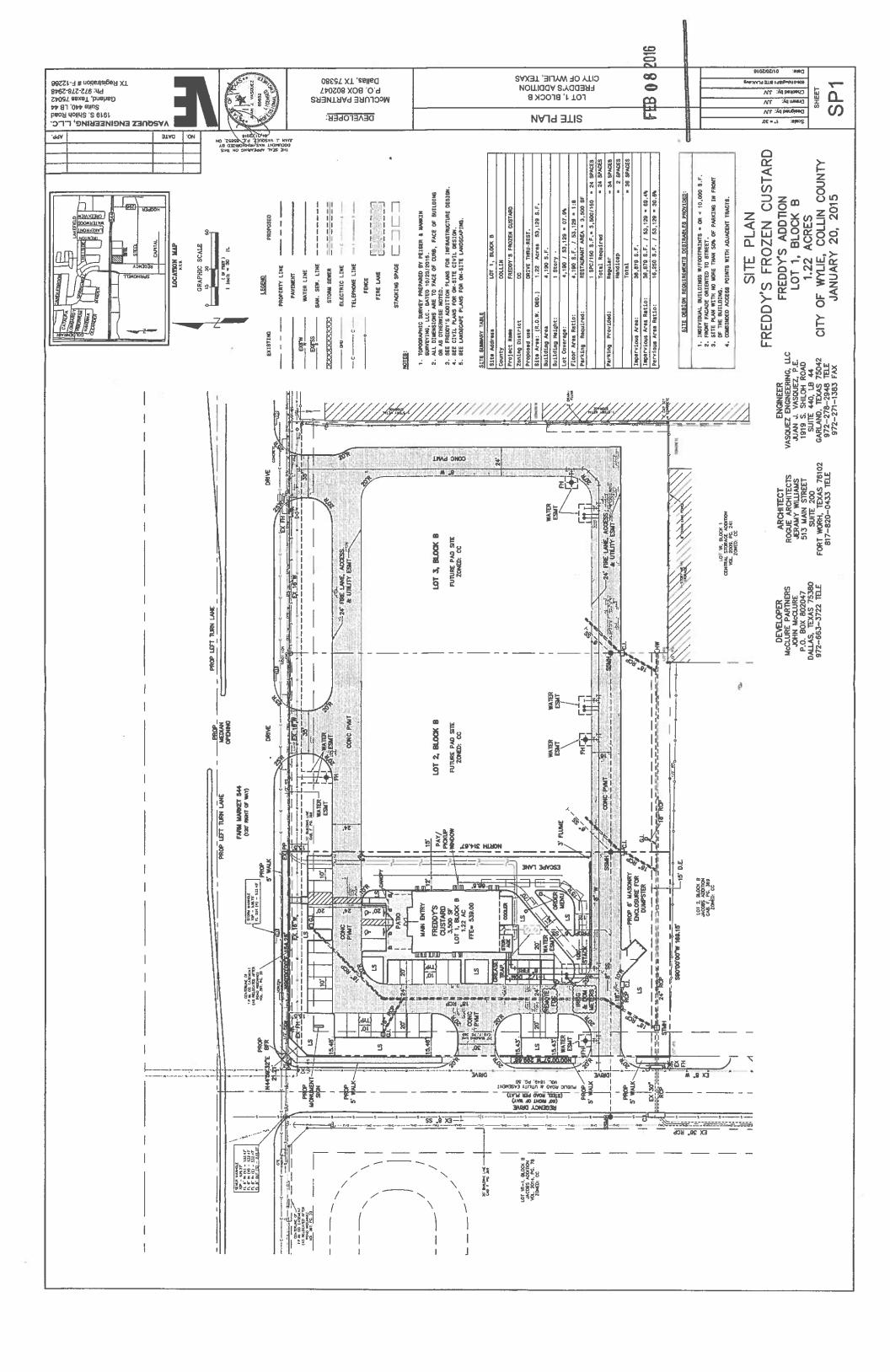
A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to adjourn the meeting at 7:07PM. All Commissioners were in consensus. Randy Owens, Chair ATTEST: Mary Bradley, Administrative Assistant

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Wylie Planning & Zoning AGENDA REPORT

Meeting Date:	February 16, 2015	Item Number:	1	
Department:	Planning	<u> </u>		
Prepared By:	Kevin Molina	Subdivision:	Freddy's Addition	
Date Prepared:	February 02, 2016	Zoning District:	Commercial Corridor	
		Exhibits:	Site Plan, Landscape Plan, Elevations	
Subject				
	on a Site Plan for Freddy's Act 544 and Regency Drive.	ddition, Lot 1, Block B o	of Freddy's Addition, located on the	
Recommendation				
		tion, Lot 1, Block B of 1	Freddy's Addition, located on the	
Discussion	M 544 and Regency Drive.			
	ez Engineering, LLC		OWNER: McClure Partners	
The applicant desires to develop a one story drive-thru restaurant to contain a Freddy's Frozen Custard & Steakburgers on a single lot consisting of 1.22 acres. A Final Plat was approved in February 2016 as Freddy's Addition and consisted of three lots for commercial use. The lot is zoned Commercial Corridor. Restaurant use is an allowed use by right within the Commercial				
Corridor zoning distri				
	omprised of brick and split fac exterior materials requirements	*	s item complies with the minimum	
Staff recommends app	proval subject to additions and	alterations as required by	the City Engineering Department.	
Approved By				
		Initial	Date	
Department Director	·	RO	02-10-16	



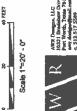
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TOT 1, BLOCK B

CITY OF WYLIE, TEXAS FREDDY'S ADDITION

LANDSCAPE PLAN

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GRAPHIC SCALE	8-	Scale 1"=20" - 0"	



FREDDY'S FROZEN CUSTARD FREDDY'S ADDTION
LOT 1, BLOCK B
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Y OF WYLIE, COLLIN COUNTY
JANUARY 20, 2015 LANDSCAPE PLAN

CITY ENGINEER VASQUEZ ENGINEERING, LLC JUAN J. VASQUEZ, P.E. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972—271—1383 FAX

ARCHITECT ROGUE ARCHITECTS J.S. MALIJAMS J.S. MAIN STREET SUITE 200 FORT WORH, TEXAS 76102 817-820-0433 TELE

DEVELOPER
MCCLURE PARTNERS
JOHN MCCLURE
P.O. BOX 802047
DALLAS, TEXAS 75380
972-663-3722 TELE

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VASQUEZ ENGINEERING, L.I.C.
1919 S. Shiloh Road
Suite Add, LB 44
Gaifand, Texas 75042
Ph. 972-278-2948
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VASQUEZ ENGINEERING, L.L.C.
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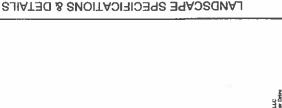


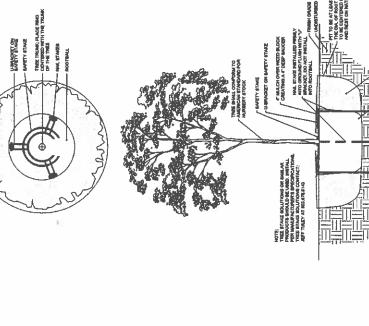
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OF WYLIE, COLLIN COUNTY JANUARY 20, 2015





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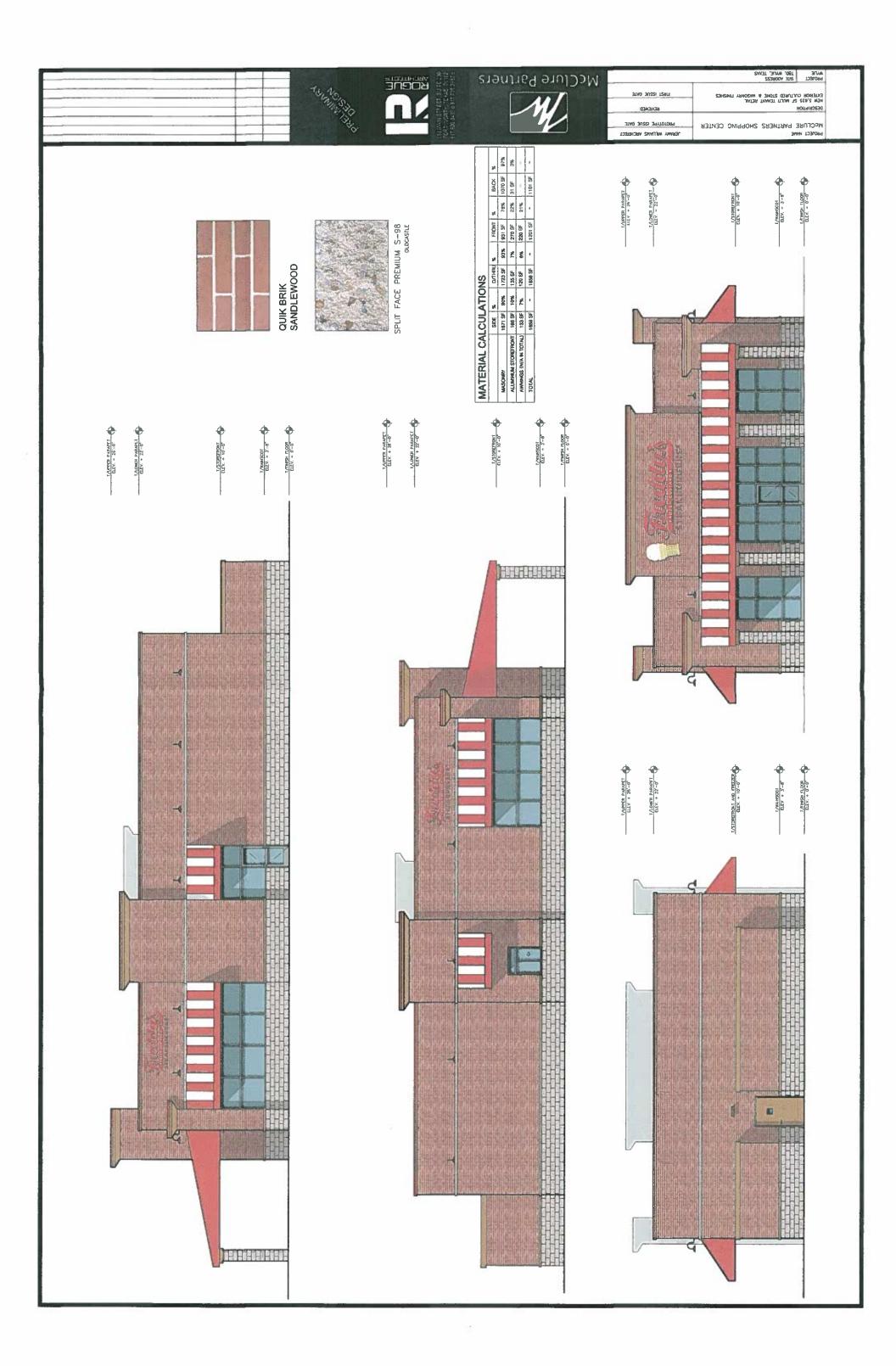
SHRUB PLANTING

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DEVELOPER
MCCLURE PARTNERS
JOHN MCCLURE
P.O. BOX 802047
DALLAS, TEXAS 75380
972-663-3722 TELE

ARCHITECT ROGUE ARCHITECTS JERAMY WILLIAMS 513 MAIN STREET SUITE 200 FORT WORH, TEXAS 76102 817-820-0433 TELE

ENGINEER VASQUEZ ENGINEERING, LLC JUAN J. VASQUEZ, P.E. 1919 S. SHILCH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972–278–2948 IELE 972–271–1383 FAX

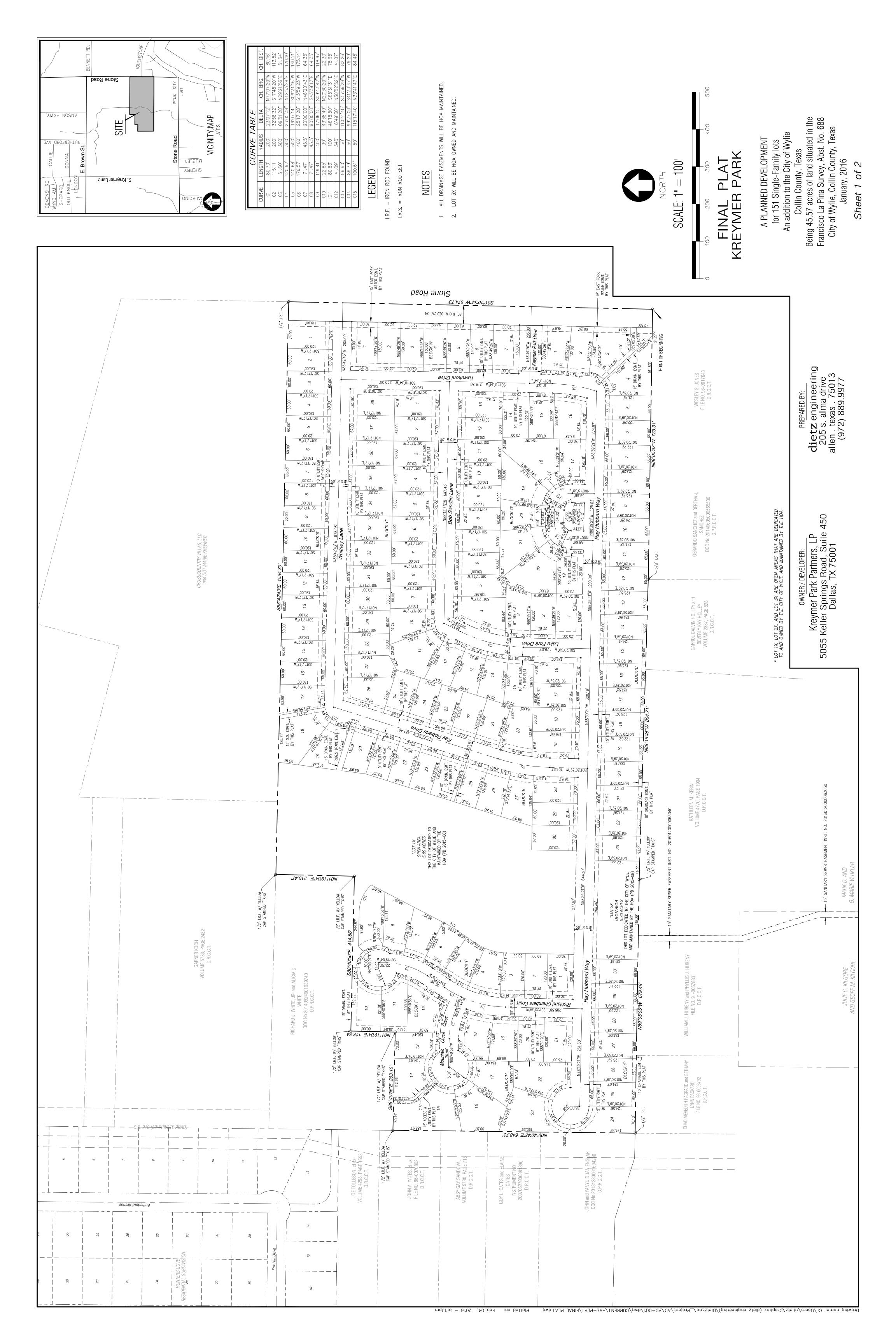




Department Director

Wylie Planning & Zoning AGENDA REPORT

Meeting Date:	February 16, 2016	Item Number:	2	
Department:	Planning			
Prepared By:	Jasen Haskins	Subdivision:	Kreymer Park	
Date Prepared:	February 10, 2015	Zoning District:	PD 2015-29	
		Exhibits:	Final Plat	
residential lots, genera	on recommendation to City Country located on East Stone Road ap		•	
Recommendation	l approval to the City Council re	garding a Final Plat for	Kreymer Park developing 151	
	approval to the City Council Te			
Discussion	1	, , , , , , , , , , , , , , , , , , ,		
OWNER: Kreymer I	Park Partners, LP		ENGINEER: Dietz	
The property totals 45.57 acres and will create 151 single-family residential lots and three open space lots for park and recreational purposes. The subject property is part of the Kreymer Park development approved in September 2015 as a Planned Development District (PD 2015-29).				
	edicated to and owned by the City pace area that the HOA will retain		by the Kreymer Park HOA. Lot	
	es necessary rights-of-way, and u front yard for franchise utilitie			
This Final Plat comple PD for the development	ies with the approved Development.	ent Plan & Concept Plan	n which was approved with the	
Staff Recommends ap Department.	proval subject to additions and alto	erations as required by the	ne City Engineering	
Approved By				
Approved-by		Initial	Date	
Department Director	R	.0	02-10-16	



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O of ecord, Texas and being out / described as follows: County of ore particula De La Pina Survey, to him(them) by Joh land situated in the 45.5675 acre tract o tract of e Owner(s) of a tra ountry Villas,L.L.C., is(are) the by Crosscour to him(them) STATE OF COUNTY OF WHEREAS, conveyed t

in the City of Wylie, Collin County, Texas, being that same tract of land conveyed to the Deed Records of Collin County, Texas, together with a tract of land conveyed to of Collin County, Texas, together with that same tract of land conveyed to Dot Marie County, Texas and also together with a tract of land conveyed to Crosscountry Villas, a County, Texas and being all together more particularly described by metes and bounds a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, in country Villas,L.L.C., by deed recorded in Instrument No. 20110812000853240, of the Willis Kreymer by deed recorded in Volume 1685, Page 938 of the Deed Records oner by deed recorded in Volume 5066, Page 2963 of the Deed Records of Collin Collin Collin Collin Collin Instrument No. 20131120001562630 of Deed Records of Collin Ilows: Being Crossc John W Kreyme LLC by as follo

a tract of land conveyed to Wesley G. Jones by dee Crosscountry Villas, LLC tract recorded in Instrument orn of g the Northeast c Southeast corner being the point being rline of E. Stone Road, said Collin County, Texas, same of herein described tract; corner in the approximate center -0017643 of the Deed Records of and being the Southeast corner Beginning at a point for recorded in File No. 96—1 No. 20131120001562630,

of et to a 3/8 inch iron rod found for corner, said 180131000122560 of the Deed Records of Collin sy by deed recorded In Volume 2387, Page 828 o a distance of 723.3; in Instrument No. y and Beverly Kay H the North line of said Jones tract, a to Frances Morgan by deed recorded i land conveyed to Carrol Calvin Holley nds West, along tl f land conveyed t er of a tract of l ; 05 Minutes 37 Seconds t corner of a tract of lar 19 the Northeast corner in County, Texas; grees Of nwest c being Collin Thence North 89 Degre point being the Northwo County, Texas, same be the Deed Records of Co

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Northeast corner of a tract of land conveyed to us, and continuing along the North line of said Hubeny and by deed recorded in File No. 93—0093792 of the 679.48 feet to a ½ inch iron rod found for corner strument No. 2010052100511250 of the Deed Records of herein described tract; in tract, passing the Nor of Collin County, Texas, d Bethany Lynn Packard r a total distance of 67 y deed recorded in Instra ne Southwest corner of h ce North 89 Degrees 05 minutes 05 Seconds West, continuing along the North line of said Kerin and J. Hubeny and Phyllis J. Hubeny by deed recorded in File No. 91—0067883 of Deed Records of passing then the Northeast corner of a tract of land conveyed to Chad Meredith Packard and B Records of Collin County, Texas, and continuing along the North line of said Packard tract, for confling Monument) in the East line of a tract of land conveyed to John Frederick Reschke II, by confling County, Texas, said point being the Northwest corner of said Packard tract, same being the

line of a tract of land conveyed to Guy L. Cates as, a tract of land conveyed to Abby Gay Sandoval to John A. Yates and wife, Diana Kay Yates by deed inch iron rod set for corner with a yellow cap o Todd Brammer and Kim Brammer by deed recorded nerein described tract; id Reschke tract, passing along the East lirst the Deed Records of Collin County, Texas, nty, Texas, and a tract of land conveyed to r a total distance of 648.73 feet to a ½ in rest corner of a tract of land conveyed to as, same being the Northwest corner of her ence North 00 Degrees 40 Minutes 48 Seconds West, along the East line of said R d wife, Elaine Cates by deed recorded in Instrument No. 20070627000881390 of the deed recorded in Volume 5780, Page 715 of the Deeds Records of Collin County, corded in File 96–0070802 of the deed records of the Collin County, Texas, for a amped "TXHS" in the East line of said Yates tract, said point being the Southwest Instrument No. 20080130000115020 of the Deed Records of Collin County, Texas, in The and by by rec rec sta

% inch iron O 263.10 of distance d Brammer ' tract; uth line of said said Brammer t South of said Ith 88 Degrees 40 Minutes 56 Seconds East, along the stamped "TXHS", said point being the Southeast corner

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t corner of said Koch tract, same being the Southwest ds of Collin County, Texas, at a distance of 195.26 feet d set for corner in the approximate centerline of said of said John Willis Kreymer tract and being the 42 Minutes 43 Seconds East, along the South line of said Koch tract, passing the Southeast coconveyed to Robert Kreymer by deed recorded in Volume 2967, Page 275 of the Deed Records of South line of said Kreymer tract, for a total distance of 1534.30 feet to a 1/2 inch iron rod sebeing the Southeast corner of said Robert Kreymer tract, same being the Northeast corner of sondescribed tract; 88 Degrees 4 act of land c 1 along the Sc, said point bner of herein Thence South 88 D corner of a tract of and continuing alor E. Stone Road, said Northeast corner of

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The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

resolutions of the City of Wylie, Texas. This plat approved subject to all platting ordinances, rules, regulations and

20_ ... day of WITNESS, my hand, this the

Authorized Signature of Owner

ВҮ:

Printed Name and Title OF COLLIN 20_ day of Given under my hand and seal of office, this

of Texas Notary Public in and for the State

My Commission Expires On:

SURVEYOR

That I, Wendell R. Day, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie. THESE PRESENTS: KNOW ALL MEN BY

CERTIFICATE

Surveyor Signature of Registered Public Land Registration No. 4369 Date

STATE OF TEXAS

COUNTY OF COLLIN

and

Texas State of the Notary Public in and for

My Commission

'KECOMMENDED FOR APPROVAL"	
Chairman, Planning & Zoning Commission City of Wylie, Texas	Date
"APPROVED FOR CONSTRUCTION"	
Mayor, City of Wylie, Texas	Date
"ACCEPTED"	
Mayor, City of Wyie, Texas	Date
The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the	Wylie, Texas, hereby certifies subdivision the City Council on the nncil, by formal action, then; parks, easement, public et forth in and upon said plat ote the acceptance thereof by
Witness my hand this day of	, A.D., 20
City Secretary City of Wylie, Texas	
NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.	s and bounds is a violation of les and withholding of utilities

FINAL PLAT KREYMER PARK $= 100^{1}$ NORTH SCALE: 1"

PLANNED DEVELOPMENT
An addition to the City of Wylie
Collin County, Texas
Being 45.57 acres of land
situated in the

Francisco La Pina Survey, Abst. No. 688 City of Wylie, Collin County, Texas January, 2015

Sheet 2 of 2

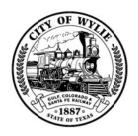
Kreymer Park Partners, LP 5055 Keller Springs Road, Suite 450 Dallas, TX 75001

OWNER / DEVELOPER:

PREPARED BY:

dietz engineering 205 s. alma drive allen . texas . 75013 (972) 889.9977

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Wylie Planning and Zoning Commission

AGENDA REPORT

Applicant: Regional Management CO., Inc.

Meeting Date:	February 16, 2016	Public Hearing Item Number:	_1
Department:	Planning		
Prepared By:	Renae' Ollie		
Date Prepared:	February 11, 2016	Zoning Case Number	2016-03
			Location Map,
			Exhibits, Notification List/Map
		Exhibits:	and Responses

Subject

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03 (TABLED FROM 2-2-2016 MEETING)**

Recommendation

Motion to recommend approval to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Commercial Corridor-Light Industrial (PD-CC-LI) to allow for Commercial uses only on the front 2-1/2 acres and Self-Storage Uses on the back 3.7 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive.

Discussion

Owner: Heatley Moist Inc. Trustee REQUEST TO REMOVE FROM TABLE

The purpose of the Planned Development is to allow mini-storage uses along with retail uses within Commercial Corridor and Light Industrial districts. The applicant is requesting to establish Planned Development zoning for a Mixed Use Development on 6.25 acres southeast of SH 78 between Century Way and old Alanis Drive. The proposal includes development of 9,300 square feet of commercial retail space and 106,800 gross square feet of self-storage along the frontage of Highway 78 on approximately 2-1/2 acres, currently zoned Commercial Corridor. The balance of the property will consists of 2 three-story self-storage buildings and one single story self-storage building and is currently zoned Light Industrial.

The Commercial Corridor proportion is approximately 280 feet in depth and is situated approximately 2,600 feet or ½ mile northeast from the southern city limit line along SH 78. This is a major entryway into the City. The 9,300 s.f. retail space covers about 8% of the frontage lot, while the footprint of the storage facility comprises about 35% of the frontage lot.

The Comprehensive Land Use Plan designates this area along SH 78 as General Urban Sector, promoting a wide range of opportunities to "live, work & play". Generally supporting retail, service, office, light production

and research development uses. In 2007 City Council adopted an Ordinance specifying the location of Mini-Warehouse uses throughout the City. Prior to 2007, Mini-Warehouse uses were allowed by right within Commercial Corridor (CC) District, Light Industrial (LI), and with a Special Use Permit (SUP) within the Community Retail (CR) District. Upon the adoption of Ordinance 2007-04 Mini-Warehouse uses continued to be allowed by right within LI and HI districts, allowed with an SUP in CC and prohibit the use within CR District.

In 2011, Council again directed staff to revisit land use categories and specifically address mini-storage uses. With the adoption of Ordinance 2012-01, Mini-Warehouse uses were allowed with the approval of an SUP only within LI & HI zoning districts.

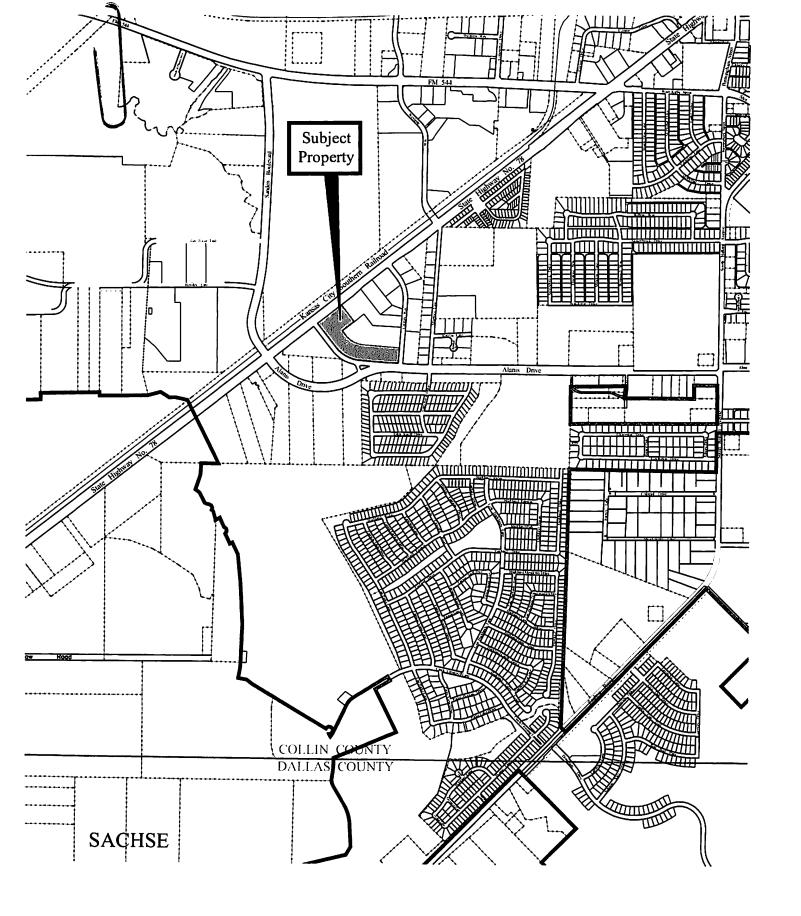
Although this is a major gateway into the city, Staff feels that there are some unique characteristics in the shape of the lot that may warrant such uses. Due to the narrowness of the LI portion, mini-warehouse uses may be conducive to the site. This portion is approximately 167 feet in width.

Staff's recommendation does differ from the proposal as submitted. Staff's recommendation is that the front portion remains CC zoning and allow only those uses designated by the current zoning ordinance. The remaining portion would allow mini-storage uses and prohibit those uses as listed in the PD Conditions.

The architectural and landscape design of the facility meets and or exceeds the base requirements of the zoning ordinance.

Notification/Responses: Eleven notifications were mailed to property owners within 200 feet of the proposal. One response was received opposing the request at the time of posting, and one response in favor of the request.

Approved By		
	Initial	Date
Department Director	RO	02-11-16



LOCATION MAP ZONING CASE #2016-03

EXHIBIT "A" LEGAL DESCRIPTION OF THE PLANNED DEVELOPMENT DISTRICT ZONING CASE # 2016-03

Lot 1B, Block A of Lot 1A and 1B, a Replat of Lot 1, Block A, of Century Business Park, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet N, page 349 in the Plat Records of Collin County, Texas.

LAND USE STATEMENT

(Approx. 6.245 Acres of Land southeast of Texas 78, between Century Way and Alanis Drive)

I. PURPOSE OF REQUEST:

The purpose of this request is to request a Planned Development District with Corridor Commercial and Light Industrial District uses in the respective locations identified on the Development Plan, plus self-storage uses.

II. EXISTING LAND USE:

The Property is currently vacant.

III. ADJACENT PROPERTY USES:

The area of request is adjacent to a variety of light industrial and commercial uses to the north and east, such as a self-storage facility, a shipping facility, and a car rental business. The properties directly to the south and to the west are vacant. The property beyond the vacant property to the west has a variety of light industrial uses, such as a waterproofing and insulation facility and an aluminum extrusion business.

IV. PROPOSED USE OF THE REQUEST AREA:

The proposed use of the request area is a self-storage facility and retail uses. This facility would provide storage options for the residents of nearby neighborhoods, as well as additional retail. Additionally, a self-storage facility would be in line with the City Comprehensive Land Use Plan, which designates the request area as "general urban," a future land use intended for Light Industrial, Corridor Commercial, and Multifamily Residential.

Self-storage facilities are very benign uses. They generate very little traffic and do not require a significant amount of parking. Lighting, landscaping and screening can be used to enhance the aesthetics of a self-storage facility. Additionally, self-storage facilities have very little impact on City services. Consequently, a self-storage use at the subject location would not only be consistent with the City's Comprehensive Plan, but also compatible with surrounding uses.

EXHIBIT "B" CONDITIONS OF THE PLANNED DEVELOPMENT DISTRICT ZONING CASE #2106-03

The following conditions shall apply to said property included in the Legal Description in Exhibit "A" of this zoning ordinance. Lot 1B, Block A of Lot 1A and 1B, a Replat of Lot 1, Block A, comprise a total of 6.245 acres of land within Century Business Park, an addition to the City of Wylie, Texas, as recorded in Cabinet N, page 349 of the Plat Records of Collin County, Texas.

Planned Development Requirements:

- I. **Statement of Purpose**: The purpose of this Planned Development District is to develop retail uses and a self-storage facility.
- II. **Statement of Affect**: This Planned Development shall not affect any regulation found in the Zoning Ordinance as adopted and amended, except as specifically provided herein.
- III. **General Regulations**: All regulations providing for a Corridor Commercial District and Light Industrial District as set forth in Article 4 of the Zoning Ordinance are included as reference and shall apply as set forth on the Development Plan, except as otherwise specified under the Specific Regulations within this document. The conditions contained within this document and the conditions of the Zoning Ordinance shall constitute all the zoning requirements applicable to the Planned Development.
- IV. **Development Plan**: Development shall be in conformance with the Development Plan attached hereto as Exhibit C"; however, in the event of conflict between the Development Plan and the written conditions of this ordinance, the written conditions shall apply. The Development Plan shall serve as a Preliminary Plat for this development.
- V. **Landscape Plan:** Development shall be in general conformance with the Landscape Plan attached hereto as Exhibit "D".
- VI. **Elevations:** Development shall be in general conformance with the Elevations attached hereto as Exhibit "E".

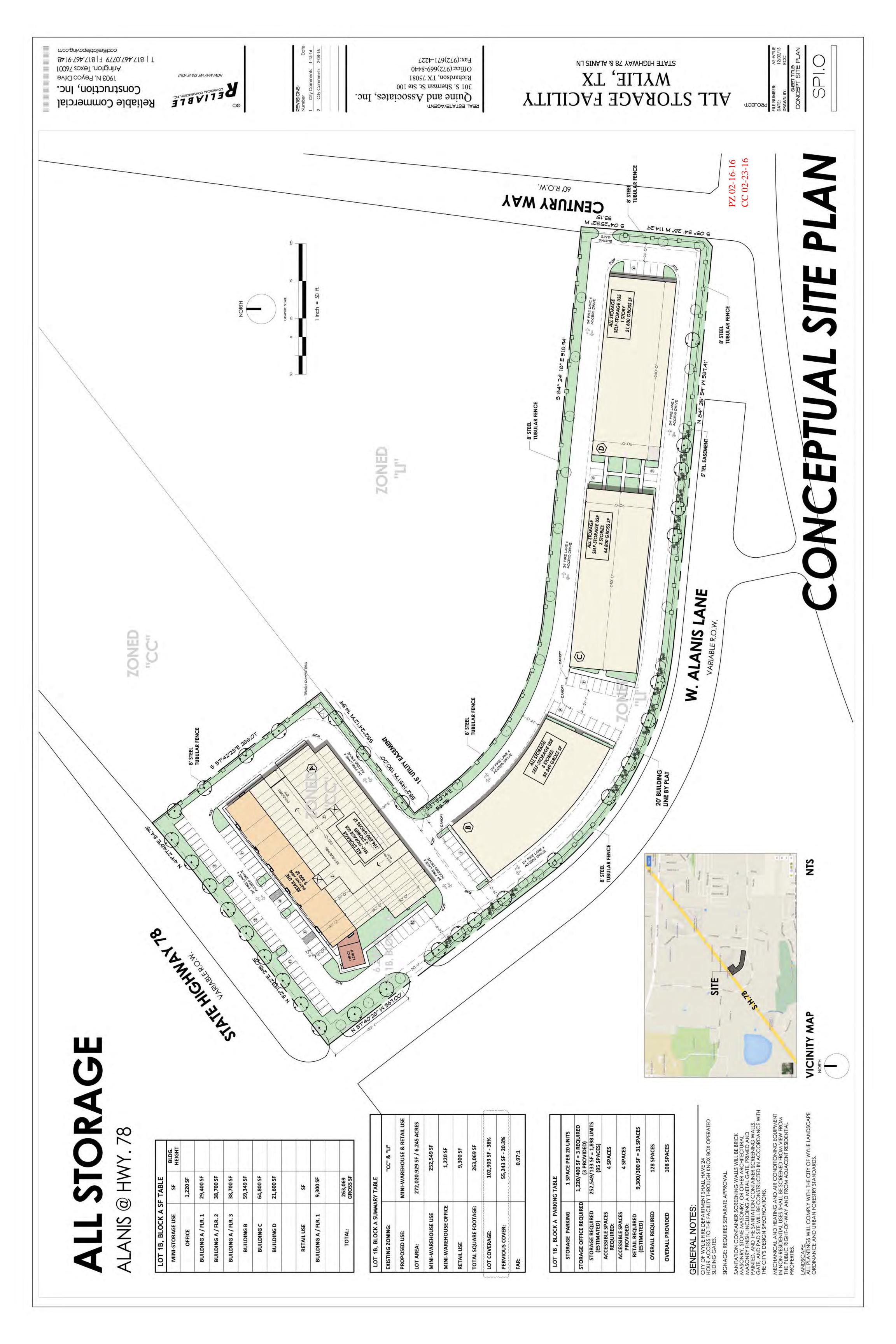
VII. Specific Regulations:

- A. The following uses as defined in the current Comprehensive Zoning Ordinance shall be permitted as of right on the Property in addition to the Corridor Commercial District and Light Industrial District uses in the respective locations identified on the Development Plan: self-storage uses.
- B. The following uses shall be prohibited on the Property:
 - Auto Repair Major/Minor
 - Vehicle Display, Sales or Service

- Outside Storage
- Contractor's Maintenance Yard
- C. The subject property shall be in conformance with all regulations of the Corridor Commercial District and Light Industrial District, in the respective locations identified on the Development Plan, set forth in Section 4.2, Section 4.3, and Section 5.2 of the current Zoning Ordinance (and as amended) in every respect with exception to the uses indicated in Section V.A. above.

D. Self-Storage Regulations:

- 1. Height of Main Structure: The maximum height of the main structure is 50 feet.
- 2. Number of stories: The maximum number of stories is four.
- 3. Residential proximity: The residential proximity slope is 3:1 from any residential lot line.
- 4. Front yard setback: The minimum front yard setback is 25 feet.
- 5. Side yard setback: The minimum side yard setback is 10 feet.
- 6. Rear yard setback: The minimum rear yard setback is 25 feet.
- 7. Lot Coverage: The maximum lot coverage is 50%.



240 N. Mitchell Road Mansfield, TX 76063 817.842.2094 817.842.2095 fax REGISTRATION # F-10599 (TEXAS)	TYNDSCYbE bfyn	PROJECT NO.: 152-16-01	■ C.A.: No. 2033 Date 02/10/2016 Architect JEFFREY W. LINDER Architect JEFFREY W. LINDER Architect Jeff RED BY OR
BYNNISTER	WYLIE, TEXAS ALL STORAGE ALL STORAGE	No. Date Revision Description	FOR RELIMINA RRY THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
1,899.6 1,14-16' H	Texacism of stichman Texac RED OAK 30 GAL 3° CAL, 10°-12° HT, FULL MATCHING SYMMETRICAL	TUBULAR FENCE TUBULAR FENCE S 84* 24* 18" E 518.94* S 84* 24* 18" E 518.94* ALL STORAGE USE 1 STORY 21.600 GROSS SF © TUBI TUBI TUBIL TUBI	A ACCESS DRIVE & NOTE: Rhow what's below. Know what's below. Call before you dig: (@ least 48 hours prior to digging) PE 02-16-16 CC 02-23-16 CC 02-23-16
LIST AND	Company Comp	S STEEL S S	W. ALANIS LANE VARIABLE R.O.W.

ENGINEERING FBYNIZLEK

 $240\ M.$ Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax

FYNDSCYbE NOLES

	162-16-01	IECT NO.:	ОЯЧ
cription	Revision Des	Date	.oN

SUB-GRADE COMPONENTS TO BE SPECIFIED BY STRUCTURAL ENGINEER

2033 Date 02/10/2016

NNDER THE SUPERVISION OF:

BIDDING, OR PERMITTING. THEY INTENDED FOR CONSTRUCTION,

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT

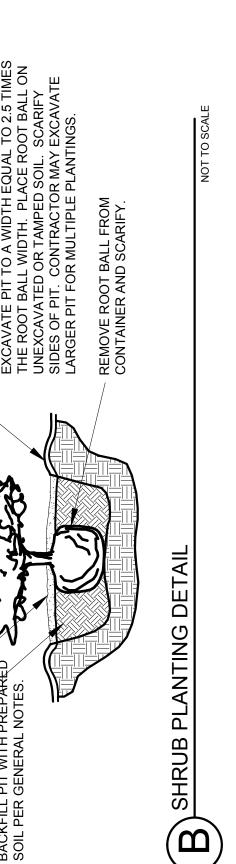
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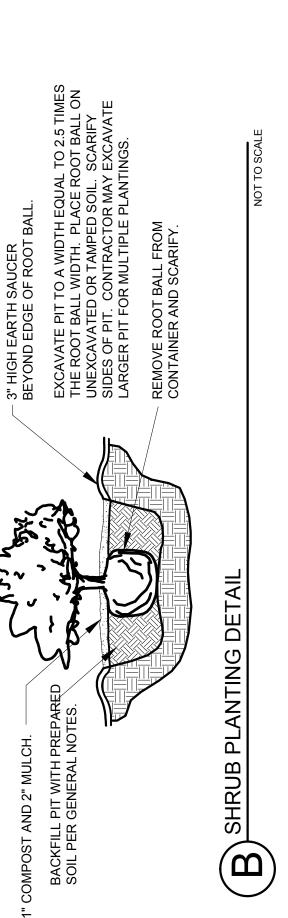
V A A NIMIJ I A9

MAFIE' LEXYS 87 YWH @ SINAJA **YIT STORAGE**

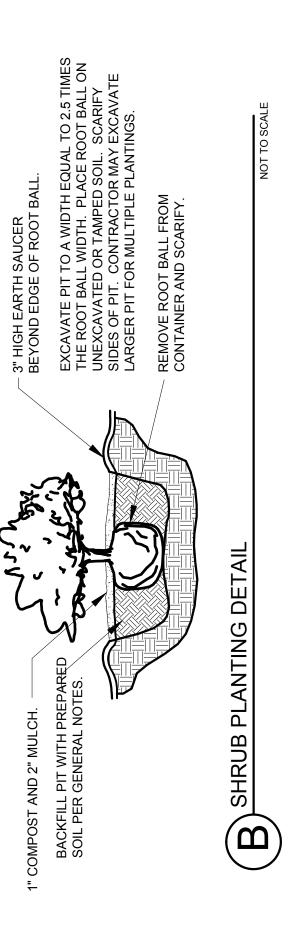
SQUARE TUBULAR STEEL FENCE

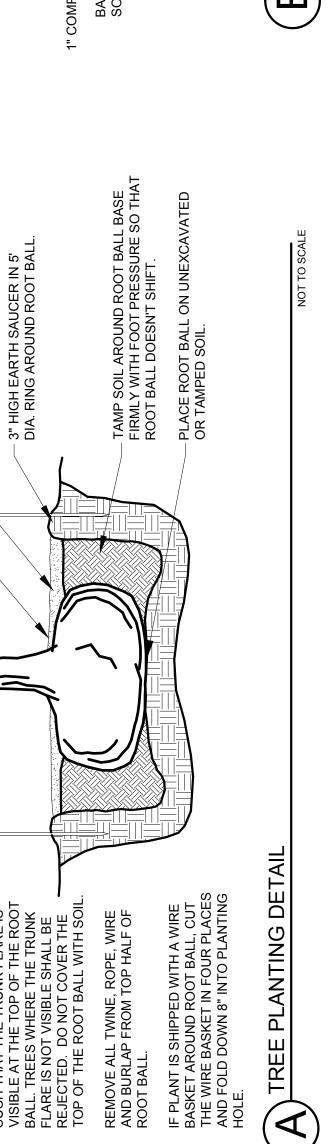
TALL 6"X 6" STEEL COLUMN TO BE PLACED EVERY ±17.5' O.C.





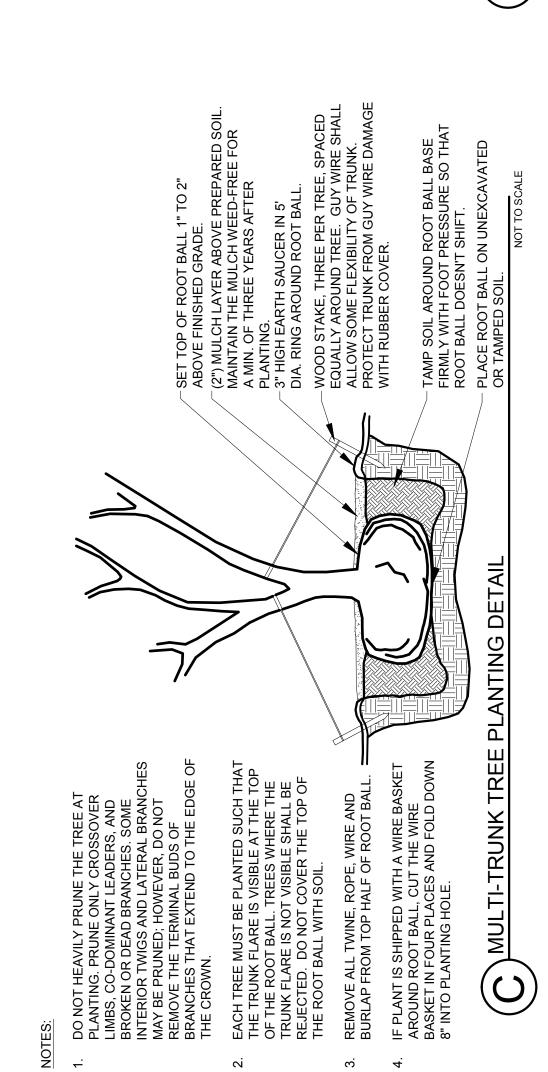
KECIZLKATION # F-10599 (TEXAS)

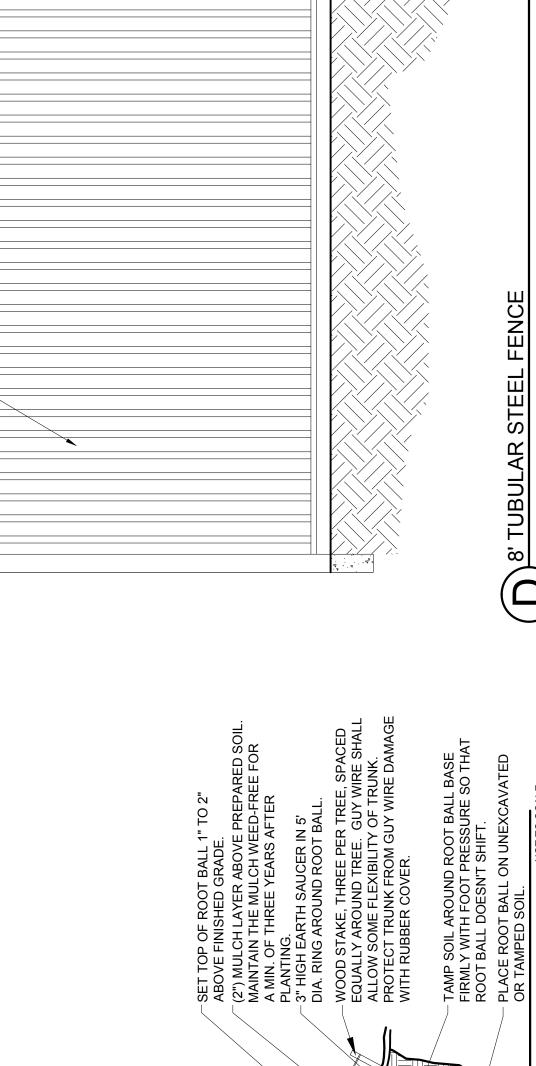


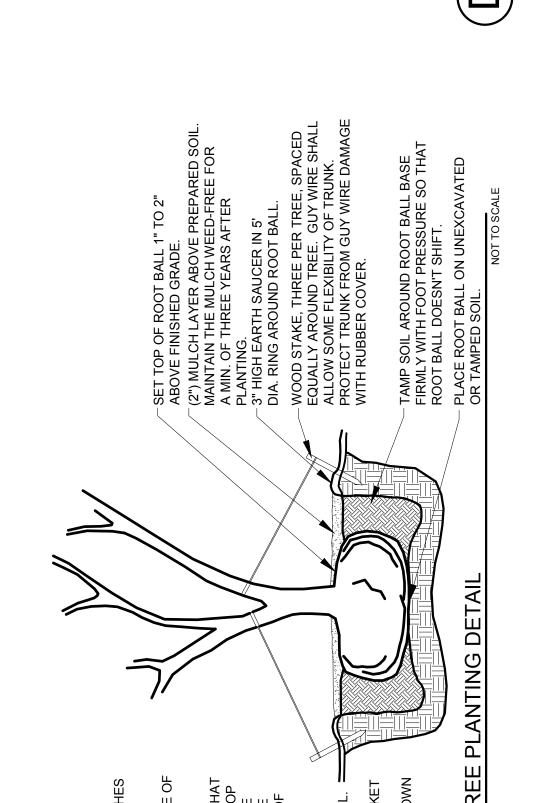


(2") MULCH LAYER ABOVE PREPARED SOIL MAINTAIN THE MULCH WEED-FREE FOR A MIN. OF THREE YEARS AFTER PLANTING.

SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE.









digging)

you dig

Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.

DO NOT HEAVILY PRUNE THE TREE
AT PLANTING. PRUNE ONLY
CROSSOVER LIMBS, CO-DOMINANT
LEADERS, AND BROKEN OR DEAD
BRANCHES. SOME INTERIOR TWIGS
AND LATERAL BRANCHES MAY BE
PRUNED; HOWEVER, DO NOT
REMOVE THE TERMINAL BUDS OF
BRANCHES THAT EXTEND TO THE
EDGE OF THE CROWN.

NOTES:

If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule. რ

Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'

shall stake out tree locations and bed configuration for approval by

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.

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Substitutions shall not be made without prior written authorization from the Owner or 6

All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area. shall remove reasonable amount of stones, dead roots, detritus and

other undesirable material from existing soil.

If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Contractor to ensure that site is graded according to the <u>ග</u>

Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet. 10.

Soil preparation for planting beds shall be as follows:

3" of organic compost 20 pounds of organic fertilizer / 1,000 sf of bed area Till bed to a depth of 6" to 8" Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if

Provide steel edge between all plant beds and lawn areas unless indicated

All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.

12

differently on plans.

Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top 4.

The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period. 15.

Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements. 16.

Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet. 17.

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Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade. 18

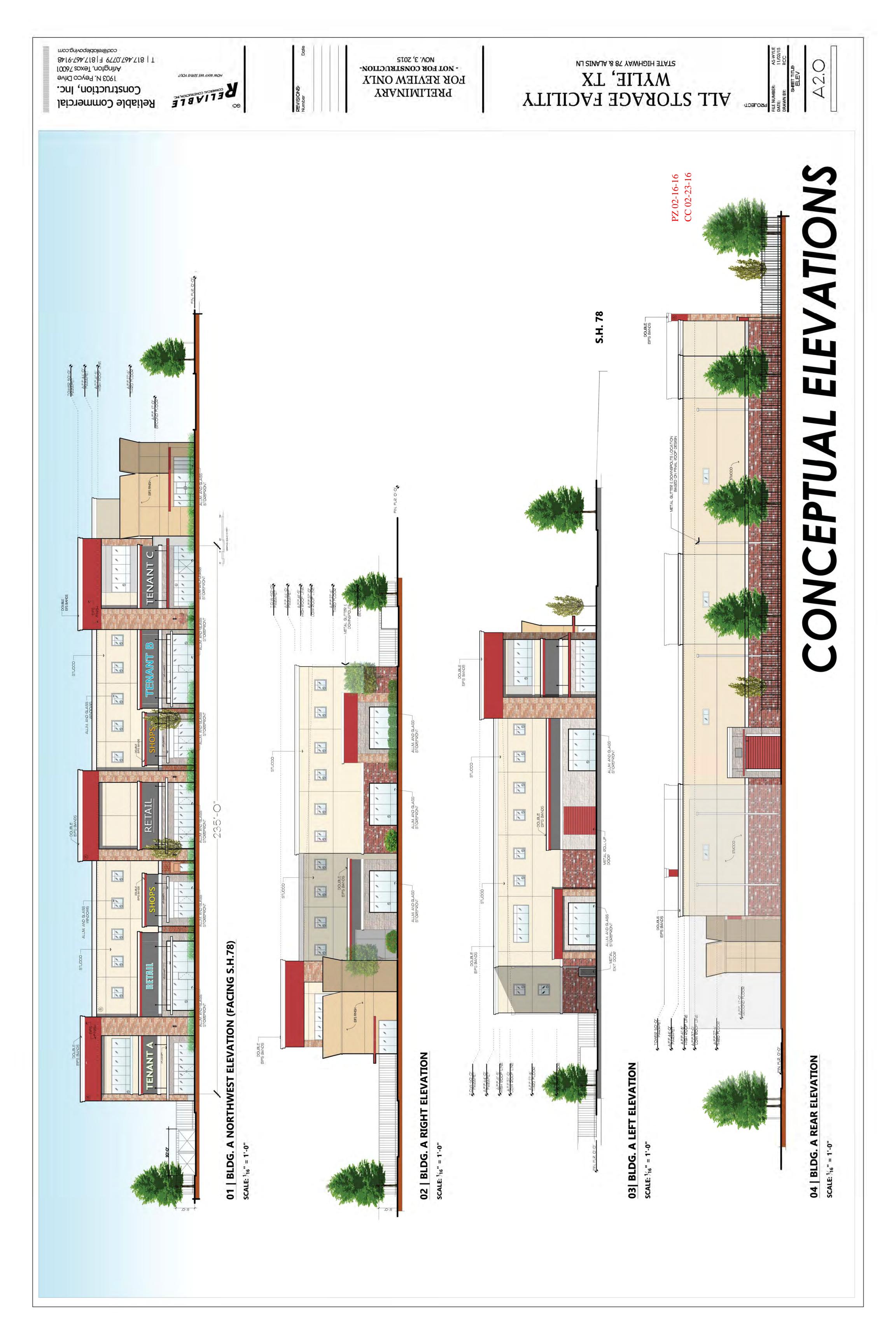
Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner. 19

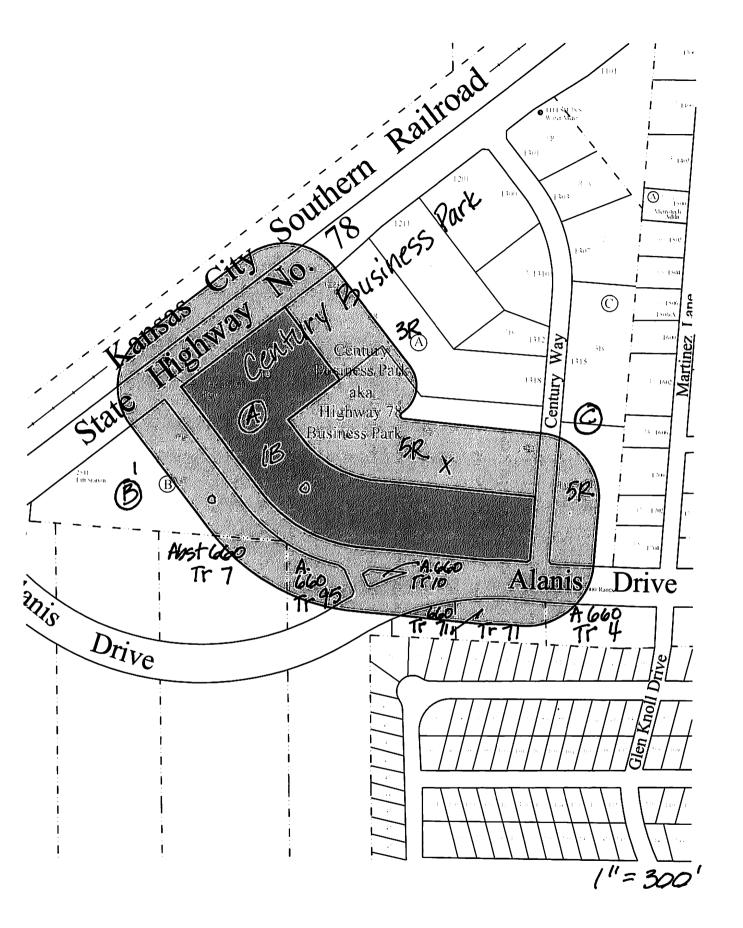
Landscape areas shall be kept free of trash, litter and weeds. 20. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.

Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included. 22.

These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property. All areas disturbed by construction shall be fine graded and re-established by sod.







OWNER NOTIFICATION MAP ZONING CASE #2016-03

NOTIFICATION REPORT

APPLICANT: Coy Quine with Regional Management Co., 301 S. Sherman, #100 Richardson, Texas 75081

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-	# BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
				Applicant - Coy Quine	310 S. Sherman #100
				Regional Management Co., Inc.	Richardson, Texas 75081
	i	Century Business Pk			9901 Valley Ranch Pkwy E #2020
0	2 BIKA	Lot 1B	R-4885-00A-001B-1	Heatley Moist	Irving, Texas 75063
<u> </u>	· · ·	Century Business Pk			1221 SH 78 South
3	3 BIKA	Lot 3R	R-4954-00A-003R-1	Todd Misak	Wylie, Texas 75098
•		Century Business Pk			1322 Century Way
≺ 4	4 BIKA	Lot 5R	R-4885-00A-005R-1	GRVL STRR, LP	Wylie, Texas 75098
		Century Business Pk			9901 Valley Ranch Pkwy E #2020
0	5 BIKB	Lot 1	R-2103-00B-0010-1	Heatley Moist	Irving, Texas 75063
		Century Business Pk			1327 Century Way
9	5 Blk C	Lot 5R	R-2103-00C-005R-1	Texas Prime Properties, LP	Wylie, Texas 75098
					PO Box 478
7	7 Abst 660	Tract 4	R-6660-000-0040-1	Melvin St. John	Lavon, Texas 75166
					6702 Bailey Road
	8 Abst 660	Tract 7	R-6660-000-0070-1	Easterling Family, LP	Sachse, Texas 75048
	:				300 Country Club Road
<u>~</u>	9 Abst 660	Tract 10	R-6660-000-0100-1	City of Wylie	Wylie, Texas 75098
<u> </u>					PO 5x 56
لتــ	10 Abst 660	Tract 71	R-6660-000-0710-1	H. Tibbals	Wylie, Texas 75098
					6508 Crestmoor Lane
	11 Abst 660	Tract 95	R-6660-000-0950-1	Azure Pools, LLC	Sachse, Texas 75048
	12	-	•		
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	13				
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PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning 300 Country Club Road Building 100 Wylie, Texas 75098

I am FOR the requeste	ed zoning as explained on the attached public notice for Zoning Case #2016-03.
/	quested zoning as explained on the attached public notice for Zoning Case #2016-03.
Date, Location & Time of Planning & Zoning Commission meeting:	Tuesday, February 2, 2016, 6:00 pm Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas
Date, Location & Time of City Council meeting:	Tuesday, February 23, 2016, 6:00 pm Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas
Name;	RC Ottwell The (STRA Partners)
Address:	1322 Centry Way Wylie, TX 15098
Signature:	- SCOthus 9
Date:	1-12-16
COMMENTS:	

PUBLIC COMMENT FORM (Please type or use black ink)

Department of Planning 300 Country Club Road Building 100 Wylie, Texas 75098

	d zoning as explained on the attached public notice for Zoning Case #2016-03. quested zoning as explained on the attached public notice for Zoning Case #2016-03.
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Date, Location & Time of Planning & Zoning Commission meeting:	Tuesday, February 2, 2016, 6:00 pm Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas
Date, Location & Time of City Council meeting:	Tuesday, February 23, 2016, 6:00 pm Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas
Name:	Michael Heatly (please print)
Address:	NW corner and NE corner of Alanis Lane
Signature:	Milleatter
Date:	1/13/16
COMMENTS:	